

The width, placement, and design of frontage roads and interior circulation drives shall be reviewed by the planning staff and shall be approved by the CMPC.

4. **Specific Number of Access Points Allowed for Each Street Classification.**

Wherever topographical features, existing developmental patterns, or other factors make the construction of frontage roads unfeasible, the planning commission shall allow direct access to the existing streets according to the following minimum requirements for each street classification.

- A. **Access Points for Major Thoroughfares:** In the absence of a frontage road, all lots having between 100 and 500 feet of frontage shall have no more than one (1) point of access to the major thoroughfare. For lots with over 500 feet of frontage, additional access points shall be allowed provided they are spaced at least 500 feet apart from each other and from the first access point. For development generating high overall or high peak traffic volumes, the CMPC may lessen the distance between access points to allow improved access provided a carefully planned pattern of internal and external channelization is prepared and approved.

When a lot of record fronting a major thoroughfare has less than 100 feet of frontage, the CMPC shall first attempt to obtain joint access with either adjacent property or access on to a frontage road. If this is not feasible, one single access point may be allowed, and should be located with consideration to the distance to the access points on the adjacent lots.

- B. **Access Points for Collector Streets:** In the absence of a frontage road, all lots less than 300 feet in width shall have no more than one (1) point of access to any one public street. For lots with over 300 feet of frontage, additional access points shall be allowed provided they are spaced at least 300 feet apart from each other and from the first access point.

- C. **Access Points for Local Streets:** All lots of less than 100 feet shall have no more than one (1) point of access to the local street. For lots with over 100 feet of frontage, additional access points may be allowed provided they are spaced at least 100 feet apart from each other and from the first access point. (Frontage Roads shall also be considered Local Streets in order to provide the most lenient access provisions to developers who construct these beneficial facilities.)

**17.05. SIGNAGE REQUIREMENTS.**

The purpose of this section is to regulate the location, type and structural requirements of outdoor advertising displays in the City of Collegedale. The purpose of these regulations is to ensure compatible land uses, public safety, and adequate design standards.

1. **Definitions:**

**Attached Sign.** An on-premise sign painted onto or attached to a building, canopy, awning, marquee or mechanical equipment located outside a building, which does not project more than eighteen (18) inches from such building, canopy, awning, marquee or mechanical equipment. Any such sign which projects more than eighteen (18) inches from a building, canopy, awning, marquee or mechanical equipment shall be considered a "Projecting Sign."

**Awning.** A roof-like cover providing protection from the weather placed over or extending from above any window, door or other entrance to a building but excluding any column, pole or other supporting structure to which the awning is attached.

**Balloon Sign.** Any sign painted onto or otherwise attached to or suspended from a balloon, whether such balloon is anchored or affixed to a building or any other portion of the premises of tethered or floating above any portion of the premises.

**Banner.** An on-premise sign which is made of fabric, paper or any other non-rigid material and which has no enclosing framework or internal supporting structure but not including balloon signs.

**Building.** Any structure that encloses a place for sheltering any occupancy that contains not less than three hundred (300) square feet of enclosed space at the ground level or, is routinely used for human occupancy in the ordinary course of business.

**Building Identification Sign.** An on-premise sign which is limited to the identification of the name of the building and/or the address of the building upon which such sign is located.

**Canopy.** A marquee or permanent rooflike structure providing protection against the weather, whether attached to or detached from a building, but excluding any column, pole or other supporting structure to which the canopy may be attached.

**Construction Sign.** Any temporary on-premise sign located upon a site where construction or landscaping is in progress and relating specifically to the project which is under construction provided that no such sign shall exceed a total of one hundred (100) square feet in sign area.

**Detached Sign.** Any freestanding sign or projecting sign; any sign attached to a canopy which is detached from a building and which has less than two hundred (200) square feet or roof area; any sign attached to a structure which is not a building.

**Facade.** The total external surface area of a vertical side of a building, canopy, awning or mechanical equipment used to dispense a product outside a building.

**Freestanding Sign.** A permanently affixed single or multi-faced on-premise sign which is constructed independent of any building and supported by one or more columns, uprights, braces or constructed device.

**Ground/Monument Sign.** Any sign, other than a pole, placed upon or supported by the ground independent of any structure. **(Added 10/7/02)**

**Height.** Total measurement of the vertical side of the rectangle which is used to calculate "sign area."

**Incidental Sign.** An on-premise sign, emblem or decal mounted flush with the facade to which it is attached and not exceeding two (2) square feet in sign area informing the public of goods, facilities or service available on the premises (e.g. a credit card sign, ice machine sign, vending machine sign or a sign which is affixed to mechanical equipment used to dispense a product and which is less than two (2) square feet in sign area.

**Landmark Sign.** Any on-premise sign which identifies and is attached to any building which is included on the National Register of Historic Places, is listed as a certified historic structure, is listed as a national monument or is listed under any similar state or national historical or cultural.

**Mansard.** Lower portion of a roof with two pitches, including a flat-top roof with a mansard portion.

**Mansard Sign.** Any sign attached to the mansard portion of a roof.

**Marquee.** A permanent roof-like structure projecting from and beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather.

**Message Center.** A sign on which the message or copy changes automatically on a lamp bank or through mechanical means also known as a commercial electronic variable message sign;.

**Occupant.** Each separate person which owns or leases and occupies a separate portion of a premises.

**Off-Premise Sign.** Any sign which is not an on-premise sign.

**On-Premise Sign.** Any sign whose content relates to the premises on which it is located, referring exclusively to the name, location, products, persons, accommodations, services or activities conducted on or offered from or on those premises, or the sale, lease, or construction of those premises.

**Person.** Individual, company corporation, association, partnership, joint venture, business, proprietorship, or any other legal entity.

**Portable Sign.** Any on-premise sign which is not affixed to real property in such a manner that its removal would cause serious injury or material damage to the property and which is intended to be or can be removed at the pleasure of the owner, including, without limitation, single or multi-faced sandwich boards, wheel-mounted mobile signs, sidewalk and curb signs, ground signs and balloon signs.

**Premises.** All contiguous land in the same ownership which is not divided by any public highway, street or alley or right-of-way therefor.

**Projecting Sign.** An on-premises sign attached to a building, canopy, awning or marquee and projecting outward therefrom in any direction a distance of more than eighteen (18) inches, provided, however, that no projecting sign shall extend horizontally from the building more than ten (10) feet at the greatest distance.

**Reader Board.** Any on-premise sign attached to or made a part of the support system of a freestanding sign which either displays interchangeable messages or advertises some product or service offered separately from the same of the premises where it is located, such as "Deli Inside," "Tune-Ups Available," "Year-end Special" and the like.

**Roof Sign.** An attached or projecting sign which is placed on top of or over a roof, excluding the mansard portion of a roof, or its facilities, air conditioning towers or coolers, or other mechanical equipment on top of a roof; any portion of which extends above the top of the wall, canopy or awning more than 50 percent of the height of the sign; or, any portion of which extends above the top of the mansard in the case of a mansard sign more than 50 percent of the height of the sign.

**Sign.** Any structure or wall or other object used for the display of any message or messages; such term shall include without limitation any structure, display, device or inscription which is located upon, attached to, or painted or presented on any land, on any building or structure, on the outside of a window, or on an awning, canopy, marquee, or similar



appendage, and which displays or includes any message or messages, numeral, letter work, model, emblem insignia, symbol, device, light, trademark, or other representation used as, or in the nature of an announcement, advertisement, attention arrester, warning or designation of any person, firm, group, organization, place, community, product, service, businesses, profession, enterprise or industry. Provided, however, that the following shall be excluded from this definition:

- a. Signs or flags erected, provided, owned, authorized or required by a duly constituted governmental body, including, but not limited to, traffic or similar regulatory devices, legal notices, or warning at railroad crossings.
- b. Signs located inside a building.
- c. Memorial plaques or tablets.
- d. Inside faces of score board fences or walls on athletic fields.
- e. Historical site plaques.

**Snipe Sign.** Any on-premise sign for which a permit has not been issued which is attached in any way to a utility pole, tree, rock, fence or fence post.

**Special Event.** A short-term event of unique significance not in excess of thirty (30) days; such term shall include only grand openings, health-related promotions or health-related service programs (i.e. flu shot clinics, blood donation drives, chest x-ray clinics, etc.), going-out-of business sales, promotions sponsored by a governmental entity, fairs, school fairs, school bazaars, charity runs, festivals, religious celebrations and charity fund raisers, and shall not include other sales or promotions in the ordinary course of business.

**Temporary Sign.** Temporary sign shall mean any on-premise sign permitted specifically and exclusively for a temporary use.

**Wall Graphics or Wall Murals.** A painted scene, figure or decorative design so as to enhance the building architecture, and which does not include written trade names, advertising or commercial messages.

**Width.** Total measurement of the horizontal side of the rectangle which is used to calculate "sign area."

## 2. Signs

These conditions are established as a reasonable and impartial method of regulating advertising structures and display surface area, in order to insure safe construction, adequate light, air, and open space, traffic safety; to prevent the accumulation of trash; and to protect property values of the entire community.

The following regulations shall apply to all signs visible or intended to be visible from all public streets or roads, intended to be used by the public, regardless of function, location, type, or duration of use:

- A. All signs shall be required to have a permit.
- B. Off-premise signs shall be permitted only within the C-1, C-2, I-1 and U-1 districts. Such signs may be permitted in any other zone subject to issuance of a special permit by the Board of Appeals. **(Deletion 10/7/02)**

C. Temporary signs shall be permitted only in non-residential districts.

1. No sign shall be erected or maintained at any location where by reason of its position, wording, illumination, size, shape, or color or may obstruct, impair, obscure, interfere with the view of, or be confused with, and authorized traffic control sign, signal, or device. No sign shall contain or make use of any word, phrase, symbol, shape, form, lights, or character in such manner as to interfere with, mislead, or confuse traffic. No signs shall have red, green, yellow, amber, or blue lights.
2. No sign shall be erected or maintained at any location where by reason of its position, wording, illumination, size, shape, or color or may obstruct, impair, obscure, interfere with the view of, or be confused with, and authorized traffic control sign, signal, or device. No sign shall contain or make use of any word, phrase, symbol, shape, form, lights, or character in such manner as to interfere with, mislead, or confuse traffic. No signs shall have red, green, yellow, amber, or blue lights.
3. No sign shall be located closer than ten (10) feet to a street right-of-way line or fifteen (15) feet from the edge of pavement, whichever is greater, unless such sign is at least ten (10) feet above the ground and visibility under the sign is only incidentally obstructed by supporting members.
4. All signs shall be set back five (5) feet from all side and rear property lines. Traffic control signs not exceeding nine (9) square feet in area and less than or equal to three (3) feet in height may be allowed within the area required for setback from the right-of-way or pavement with the approval of the zoning official.
5. No sign having flashing, intermittent, or animated illumination or moving parts shall be permitted except electronically operated message boards which operate primarily for the purpose of giving time, temperature, public service information and/or the name of business and which display any given message for at least four (4) seconds duration.
6. No illuminated sign shall be permitted within three hundred (300) feet of property in any residential district unless the illumination of such sign is so designed that it does not shine or reflect light onto such property.
7. No sign shall be placed in any public right-of-way except publicly owned signs.
8. For the purpose of this Ordinance, the sign area is the surface devoted to the conveying of the message exclusive of the structure to support it properly, trim and framing device and any appurtenances required by the building code. A sign designed to be viewed from more than one different direction shall be considered as one sign, provided that the sign faces shall not be more than ten (10) feet apart if parallel, nor form an angle of more than ninety (90) degrees if angular.
9. No sign shall project from a building a greater distance than ten (10) feet, and such sign shall maintain a clear height of ten (10) feet. Where such signs

project over public property they shall not extend closer than twenty (20) inches to the curb line.

10. Any sign which is obsolete or defaced, or has internal illumination exposed, or whose sign face, frame and/or supports are chipped, peeling, deteriorating, or otherwise damaged shall be deemed to be in disrepair. Said sign's state of disrepair shall be determined by the zoning official and shall be repaired at the property owner's expense within a period of thirty (30) days from the date of official notification.

In the event the owner of said sign fails to correct the disrepair within the prescribed time, the zoning official may remove or cause to be removed the sign, with the cost of such action charged owner. Failure to correct a unrepaired sign shall also result in the permit for said sign being revoked.

Furthermore, the zoning official shall not accept a sign permit application for a lot with a unrepaired sign within one (1) year and thirty (30) days from the date of disrepair notice.

### 3. **Requirements for Off-Premises Signs**

- A. No off-premise sign shall be erected to exceed a height of fifty (50) feet.
- B. Off-premise signs shall be limited to one hundred (100) square feet of sign area.
- C. No off-premise sign shall be located within one hundred (100) feet of any residence.
- D. Any sign erected, constructed, or placed on any property in the City of Collegedale shall conform to the latest adopted revision of the adopted building code of the City of Collegedale, and if serviced by electrical power, the latest adopted revision of the National Electrical Code. Electrical materials and devices incorporated into such signs shall be certified by the Underwriter's Laboratories, Inc., and shall bear the UL label of another approved testing laboratory.
- E. All applications for signs shall be accompanied by complete plans and specifications showing the construction, methods of support and the materials to be used. In addition to any other required information such plans and specifications shall include the following:
  1. The total number of square feet of existing and proposed signage on the parcel where the proposed sign is to be erected.
  2. For off-premises signs and portable signs, the name and a notarized consent affidavit of the property owner and/or lessee of the proposed site.

### 4. **Requirements for On-Premises Signs**

All on-premise signs shall be permanent structures, securely affixed to the ground, a pole or poles, a building face, or some other structure.

A portable sign may be considered a permanent sign, subject to all on-premise sign regulations, if it is securely attached to the ground, permanent poles, a building face, or other permanent structure.



The following shall be prohibited for use as on-premise signs except where noted:

- A. Portable signs, except where made permanent as set forth above.
- B. Banners in excess of forty (40) square feet in sign area, except where permitted as a temporary sign.
- C. Snipe signs.
- D. Roof signs, except as balloon signs permitted as temporary signs.
- E. Any sign painted on or attached to a vehicle and used as a stationary sign.
- F. Any sign with moving parts, flashing or blinking lights, animation or sound emitting devices (excluding two-way communication devices used solely for such two-way communication). Message centers, movable copy signs, or commercial electronic variable message signs shall be allowed provided that the message displayed shall be varied only through the use of changes in illumination or light intensity, and the message shall remain constant for a minimum of four (4) seconds duration.

In any district the following signs shall be permitted:

- A. For each permitted or required parking area that has a capacity of five (5) or more cars, one (1) sign, not more than nine (9) square feet in area, designating each entrance to or exit from such parking area; and one (1) sign, not more than twelve (12) square feet in area, identifying or designating the conditions of such parking area.
- B. One (1) non-illuminated "For Sale" or "For Rent" sign not exceeding four (4) square feet in area and advertising the sale, rental or lease of the premises on which the sign is located. A larger sign shall be permitted for two or more lots in single ownership or for properties in excess of one hundred (100) feet in width provided that the scale of one (1) square foot increase in area for each additional five (5) feet of frontage over one hundred (100) feet, but in no case shall the sign exceed in the aggregate two hundred (200) square feet. Such sign shall be a ground or wall sign and located not closer than twenty (20) feet from any lot line.
- C. For each subdivision that has been approved in accordance with the subdivision regulations of the city, one (1) sign, not over one hundred (100) square feet in area, advertising the sale of property in such subdivision. Such sign shall be permitted only when located on some portion of the subdivision being advertised for sale and shall not encroach upon any required yard. Such sign shall be maintained only during such time as some portion of the land is unsold. Permits for such sign shall be issued for a one (1) year period and may be renewed for additional one (1) year periods.
- D. One (1) non-illuminated temporary construction sign shall be allowed at construction sites provided: the total sign area does not exceed thirty-two (32) square feet; the top of the sign is not higher than eight (8) feet from the ground level; and the sign is maintained in good condition.
- E. Street number signs not exceeding two square feet.

In the AG District, the following regulations shall apply:

- A. There shall be permitted not more than two (2) non-illuminated on-premise signs per lot or farm, with each sign not exceeding twelve (12) square feet or a total of twenty-four (24) square feet in area advertising the sale of farm products produced on the premises.
- B. One (1) bulletin board or informational sign, not to exceed twenty-four (24) square feet in area, shall be permitted per lot. Such bulletin board or information sign shall indicate nothing other than name and/or address of the premises, and schedule of service or other information relevant to the operation of the premises. Such sign shall be located not closer than one-half (1/2) the required setbacks and may have indirect illumination.

In any residential district the following regulations shall apply:

- A. Nameplates shall indicate nothing other than the name and/or address of the occupants or premises.
- B. For multi-family and group dwellings, of five units or more informational signs, not to exceed thirty-five (35) square feet in area, nothing other than name and/or address of the premises, and schedule of services or other information relevant to the operation of the premises. Such sign shall be located not closer than one-half (1/2) the required setbacks and may have indirect illumination.
- C. One (1) sign per street frontage shall be permitted.

Within the C-1, C-2 or I-1 district the following regulations shall apply: (Amended 10/7/02)

- A. For permitted residential uses, the regulation of signs shall be the same as in the residential regulations above.
- B. For public recreation uses, community facilities, hospitals and clinics, one (1) bulletin board or informational sign, not exceeding forty-eight (48) square feet on area shall be permitted per structure. If illuminated, the sign shall be indirectly lit in such a way that the light source cannot be seen from any public way or adjoining property. The lighting intensity shall not exceed twenty-five (25) foot candles at the face of the sign. No flashing or intermittent lights shall be permitted.
- C. The number of attached signs for a premises, or for each occupant of a premises, shall not be limited, but the total sign area of attached signs shall not exceed twenty (20) percent of the area of the facade to which the signs are attached. If any premises is entitled to use a detached sign pursuant hereto but does not do so, then the total sign area of attached signs on each facade may be increased but shall in no event exceed thirty (30) percent of the area of the facade to which the signs are attached.
- D. Each premises shall be allowed one detached sign for each public street upon which the premises fronts (excluding public and private alleyways), provided that not more than one detached sign shall be primarily oriented towards any such public street.
- E. In addition, each occupant of a premises who leases a building which is freestanding and unattached to any other building on such premises shall also be allowed one (1) detached sign for each public street upon which occupant's building fronts, provided



that such sign is located within the areas leased to occupant and oriented towards such public street.

- F. Each premise and each occupant of a premises shall be allowed one (1) message or reader board type sign not to exceed forty (40) square feet. In multi-tenant premises, the reader board shall be jointly used by an equal division of use.
- G. The permitted size of a detached sign shall be determined in accordance with the distance which such sign is set back from the right-of-way specified as follows:
  - 1. No detached sign with a sign area larger than forty (40) square feet may be closer than fifteen (15) feet to any street or right-of-way; and no detached sign which is larger than one hundred (100) square feet will be allowed.
  - 2. For premises which have frontage along any single public road or public right-of-way in excess of three hundred fifty (350) linear feet along such road or right-of-way and which have more than two (2) occupants, except that the sign area of a freestanding sign located along such frontage shall not exceed three hundred (300) square feet. In addition, if any premises which has more than two (2) occupants has less than three hundred fifty (350) linear feet of frontage along a public road or public right-of-way but have a developed store or building frontage of greater than five hundred (500) linear feet, then the sign area of a detached sign shall not exceed three hundred (300) square feet.
- H. For the purpose of this section canopies, gasoline public, and drive through order boards are considered part of the building.

Within the C-3 Commercial Zone the following regulations shall apply (**Added 10/7/02**):

- A. For permitted residential uses, the regulation of signs shall be the same as in the residential regulations above.
- B. For public recreation uses, community facilities, hospital and clinics, one (1) bulletin board or informational sign, not exceeding forty-eight (48) square feet in area shall be permitted per structure. If illuminated, the sign shall be indirectly lit in such a way that the light source cannot be seen from any public way or adjoining property. The lighting intensity shall not exceed twenty-five (25) foot candles at the face of the sign. No flashing or intermittent lights shall be permitted.
- C. The number of attached signs for a premises or for each occupant of a premises, shall not be limited, but the total sign area of detached signs shall not exceed twenty (20) percent of the area of the façade to which the signs are attached. If any premises is entitled to use a detached sign pursuant hereto but does not do so, then the total sign area of attached signs on each façade may be increased but shall in no event exceed thirty (30) percent of the area of the façade to which the signs are attached.
- D. Each premises shall be permitted one (1) detached on-premises ground/monument sign for each public street upon which the premises fronts (excluding public and private alleyways), provided that no more than one (1) detached ground/monument

sign shall be primarily oriented towards any such public street. The sign area and height of the ground/monument sign shall be in accordance with the following:

- a. Sign area shall be determined by the amount of lineal footage upon a public street. For each one (1) lineal foot of public street frontage a half (0.5) square feet of sign area, per sign face with a maximum sign area of fifty (50) square feet, per sign face.
- b. The permitted maximum height and yard setbacks of a detached ground/monument sign shall be in accordance with the following:

Front Yard Setback 10'	Maximum Height 6'
Front Yard Setback 15'	Maximum Height 10'

Side and Rear Yard setbacks shall be five (5) feet from the property line.

- E. In addition, to the detached ground/monument sign each premise shall be permitted one (1) detached freestanding sign. Sign area and height of the detached freestanding sign shall be in accordance with the following:

- a. Sign area shall be determined by the amount of lineal footage upon a public street. Two (2) square feet of sign area, per sign face for each one (1) lineal foot of public street frontage with a maximum sign area of four hundred (400) square feet, per sign face.
- b. The maximum height of the detached freestanding sign shall be no more than sixty (60) feet measured from grade. In addition, there shall be a minimum clearance between grade and the lowest portion of such sign of not less than thirty-five (35) feet.
- c. The minimum front and side yard setback shall be thirty-five (35) feet with a rear yard setback of five (5) feet. However, where the property abuts a residential lot or a residential district the minimum setback from the residential lot line or residential district measured from the base of the detached freestanding on-premises sign shall be equal to one hundred (100) percent of the sign height.

Within the MU-TC, Mixed Use – Town Center Zone the following regulations shall apply: **(added 2005)**

- A. Each premises shall be permitted one (1) detached on-premises ground/monument sign for each public street upon which the premises fronts (excluding public and private alleyways), provided that no more than one (1) detached ground/monument

sign shall be primarily oriented towards any such public street. The sign area and height of the ground/monument sign shall be in accordance with the following:

- a. Sign area shall be determined by the amount of lineal footage upon a public street. For each one (1) lineal foot of public street frontage a half (0.5) square foot of sign area, per sign face with a maximum sign area of fifty (50) square feet, per sign face.
- b. The permitted maximum height and yard setbacks of a detached ground/monument sign shall be in accordance with the following:

Front Yard Setback 10'	Maximum Height 6'
Front Yard Setback 15'	Maximum Height 10'

Side and Rear Yard setbacks shall be five (5) feet from the property lines.

## **5. Requirements for Temporary Signs**

In non-residential districts, each business shall be allowed one (1) non-illuminated temporary sign, in accordance with the following:

- A. Temporary signs shall be permitted in the case of special events.
- B. In addition, any properly licensed business within the City of Collegedale shall be eligible for issuance of temporary sign permits not exceeding ninety (90) days total during any calendar year, with the limitation that only one (1) temporary sign shall be permitted during the same time period for each premises.
- C. All temporary signs shall be in compliance with the conditions of this article, and with any other regulations or laws in the City of Collegedale Code.
- D. No temporary sign shall exceed forty (40) square feet in sign area.
- E. Prior to erecting any temporary sign, the owner shall obtain a temporary sign permit from the zoning official. A user's fee of five (5) dollars shall be charged for each temporary sign permit. Upon issuance, the owner of said sign shall attach the temporary sign permit to the sign in a readily viewable fashion, or cause the permit to be so attached.
- F. Temporary sign permits shall be issued for a period of days determined by its intended use.

Temporary signs permitted as a special event shall be for a period of thirty (30) days.

Temporary signs permitted in the city limits of the City of Collegedale shall be for a period of fifteen (15) or thirty (30) days at the occupants option. No occupant may obtain a temporary sign permit until the expiration of thirty (30) days from the end of such occupants last temporary sign permit.



- G. Any temporary sign left on display after the expiration of the temporary sign permit, shall be declared a nuisance by the zoning official. Notice of said nuisance shall be sent to the permittee, or in the event no permittee is identifiable to the property owner. Such notice shall require removal of said sign within forty-eight (48) hours from time of issuance. In the event the owner of said sign fails to remove the sign within the prescribed time, the zoning official may remove or cause to be removed the sign, with the cost of such action charged to the owner.

6. **Administration**

- A. The zoning official shall have primary responsibility for the administration and enforcement of these sign regulations, and shall receive and process sign permit applications for all signs to be located within the City of Collegedale. The permit fee shall be five (5) dollars, unless a building or electrical permit would be required by the applicable code.
- B. The zoning official shall keep and maintain accurate records of all sign permits issued by the city, which records may serve as the basis for a comprehensive inventory of the signs within the city.
- C. No sign other than "For Sale," "For Rent," "Garage/Yard Sale" or temporary political signs shall be placed, operated, maintained erected or attached to, suspended from or supported on a building, structure or ground until a permit in writing, authorizing the same has been issued by the zoning official.
- D. No sign permit shall be issued to any person, firm, business, or corporate entity doing business within the city until such person, firm, business or corporate entity has obtained a valid business license from the City of Collegedale.
- E. No person shall install or maintain, cause to be installed or maintained, or permit to be installed or maintained any sign in violation of this ordinance.

**17.06. ACCESSORY USE REGULATIONS.**

The uses of land, buildings, and other structures permitted in each of the districts established by this ordinance are designated by listing the principal uses. In addition to such principal uses, accessory uses which are customarily incidental to the permitted principal uses are also permitted in each district. Each accessory use shall:

1. Be customarily incidental to the principal use established on the same lot.
2. Be subordinate to and serve such principal use.
3. Be subordinate in area, intent, and purpose to such principal use.
4. Contribute to the comfort, convenience, or necessity of users of such principal use.

*As an addendum to these requirements, the following shall apply:*

5. Small storage buildings, not larger than twelve (12) feet by twelve (12) feet and with a maximum height to the low point of the eaves of six (6) feet, may be located in the side and rear yards provided that:
  - A. The buildings shall be set back at least five (5) feet from the side and rear lot lines.